



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

Regulatory Division (1145)
CEPOA-RD
Washington Plaza, Suite 206
3437 Airport Way
Fairbanks, Alaska 99709-4777

PUBLIC NOTICE DATE: May 14, 2007

EXPIRATION DATE: June 12, 2007

REFERENCE NUMBER: POA-2004-1127-4

WATERWAY: Isabella Creek

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States as described below and shown on the enclosed project drawings.

APPLICANT: North Side Investments, LLC, Post Office Box 58144,
Fairbanks, Alaska 99711

AGENT: Mr. Jeff Whipple, Stutzmann Engineering Associates, Inc.,
Post Office Box 71429, Fairbanks, Alaska 99707-1429. 907-452-4094.

LOCATION: The project site is located within Section 2, T. 1 S., R. 1 W., Fairbanks Meridian; USGS Quad Map Fairbanks D-2, SE; Latitude 64.8610° N., Longitude 147.6841° W.; Tract C, Bentley Trust North Subdivision, bounded on the east by the Steese Expressway and on the south by the Johansen Expressway, in Fairbanks, Alaska.

PURPOSE: The applicant's stated purpose is to construct a commercial subdivision development.

PROPOSED WORK: The applicant proposes to discharge approximately 161,527 cubic yards of fill material into 49.1 acres of wetlands for the construction of roads, sewer and water utilities, driveways and building pads for a 46 lot commercial subdivision. All work would be completed in accordance with the attached subdivision worksheet, dated 23 April 2007, and attached plans, Sheets 1 - 5, dated 23 April 2007.

ADDITIONAL INFORMATION: The entire parcel is approximately 90 acres. It has been preliminarily determined that there are approximately 59 acres of wetlands on the parcel. The majority of these wetlands consist of saturated palustrine scrub shrub wetlands underlain by peat soils.

The applicant proposes to subdivide the parcel into approximately 46 lots for a commercial subdivision. The development would include construction of sewer and water utilities (no septic systems would be constructed since it is required that all lots be connected to the City of Fairbanks sanitary sewer system), roads and some building sites. Northside Boulevard would connect to the Johansen Expressway with a four lane divided access road to accommodate the anticipated increase in traffic in the area. The other main roads in the subdivision would be three lanes (with a center turn lane) (see plans, sheet 3 of 5). Development would include drainage and retention areas on each lot. The applicant proposes to fill the majority of each lot, except for the planned drainage retention area (see plans, sheet 5 of 5). Utilities would be stubbed into all lots. Lots would be sold both

unimproved (no fill placement beyond that needed for utilities and driveway), or improved with site development pads, drainage and retention facilities and driveways. At the minimum, all access roads and utilities will be constructed as it is required by the City of Fairbanks and Fairbanks North Star Borough platting requirements.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRS) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no listed or eligible properties in the vicinity of the worksite. Consultation of the AHRS constitutes the extent of cultural resource investigations by the District Commander at this time, and he is otherwise unaware of the presence of such resources. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area.

Preliminarily, the described activity will not affect threatened or endangered species, or modify their designated critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). This application is being coordinated with the U.S. Fish and Wildlife Service and the National Marine Fisheries Service (NMFS). Any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

Preliminarily, the described activity will not affect EFH in the project area. This Public Notice initiates EFH consultation with the NMFS. Any comments or recommendations they may have concerning EFH will be considered in our final assessment of the described work.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This Public Notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Comments on the described work, with the reference number, should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Ben Soiseth at (907) 474-2166, or by email at Benjamin.N.Soiseth@poa02.usace.army.mil if further information is desired concerning this notice.

AUTHORITY: This permit will be issued or denied under the following authorities:

- U.□. Discharge dredged or fill material into waters of the United States - Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings and Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF WATER

401 Certification Program
Non-Point Source Water Pollution Control Program

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WQM/401 CERTIFICATION
555 CORDOVA STREET
ANCHORAGE, ALASKA 99501-2617
PHONE: (907) 269-7564/FAX: (907) 334-2415

NOTICE OF APPLICATION
FOR
STATE WATER QUALITY CERTIFICATION

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice No. **POA-2004-1127-4, Isabella Creek**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project, with respect to Water Quality Certification, may submit written comments to the address above by the expiration date of the Corps of Engineer's Public Notice.

SUBDIVISION WORKSHEET

The applicant proposes to discharge approximately 161,527 cubic yards of fill material into 49.1 acres of wetlands.

To construct a commercial subdivision with the following features:
(Calculations based on 26 lots within the wetlands area identified by 1979 mapping)

26 Commercial Building Sites: (Avg.) each 310 feet X 236 feet, depth of fill 2 feet
Totals: 43.7 Acres and 140,900 cubic yards of fill

26 Driveways: 19 @ 50 feet X 6 feet, depth of fill 2.5 feet (w/o culvert)
7 @ 50 feet X 36 feet, depth of fill 2.5 feet (w/ culvert)
Totals: 0.4 Acres and 1,355 cubic yards of fill

0 Septic Systems – All lots are required to connect to a sanitary sewer system.

Access Road(s)

Name of Road: Dan's Drive
Dimensions: 974 feet X 56 feet, depth of fill 2.7 feet
Totals: 1.25 acres and 4,821 cubic yards of fill

Name of Road: Northside Blvd.
Dimensions: 975 feet X 56 feet, depth of fill 2.7 feet
Totals: 1.25 acres and 4,821 cubic yards of fill

Name of Road: Wayne's Way (50' radius cul-de-sac included)
Dimensions: 1,950 feet X 56 feet, depth of fill 2.7 feet
Totals: 2.5 acres and 9,630 cubic yards of fill

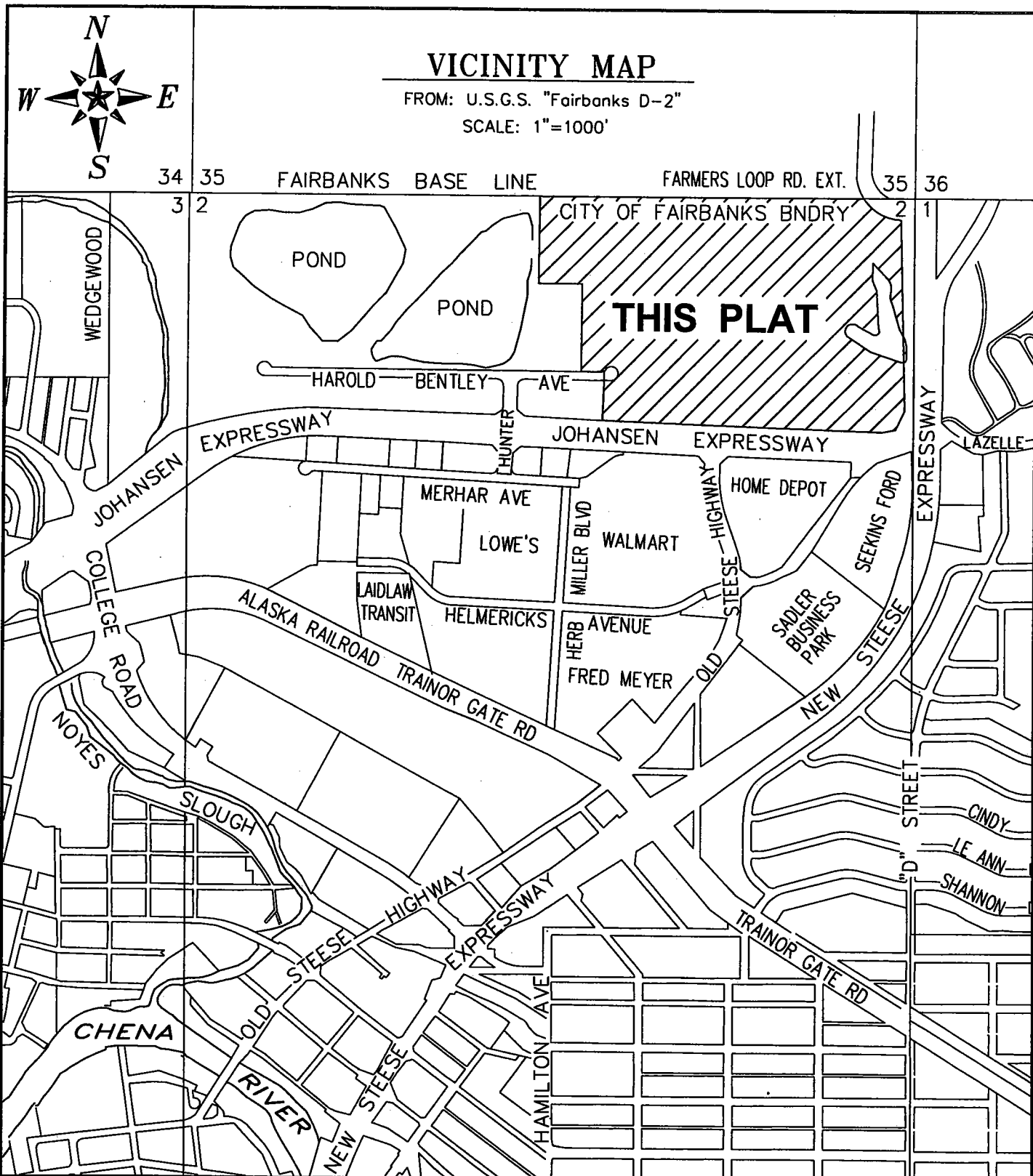
The entire parcel is 89.8 acres with approximately 58.7 acres located in wetlands.

Lot size would range from 1.4 acres to 2.8 acres.

Roads will be constructed by a contractor. (Applicant / Contractor)

Lots would be sold both unimproved and improved with site development pads, drainage and retention facilities, driveways, and utilities stubbed into the lots. At the minimum, all access roads and utilities will be constructed as it is required through the City of Fairbanks and Fairbanks North Star Borough platting requirements.

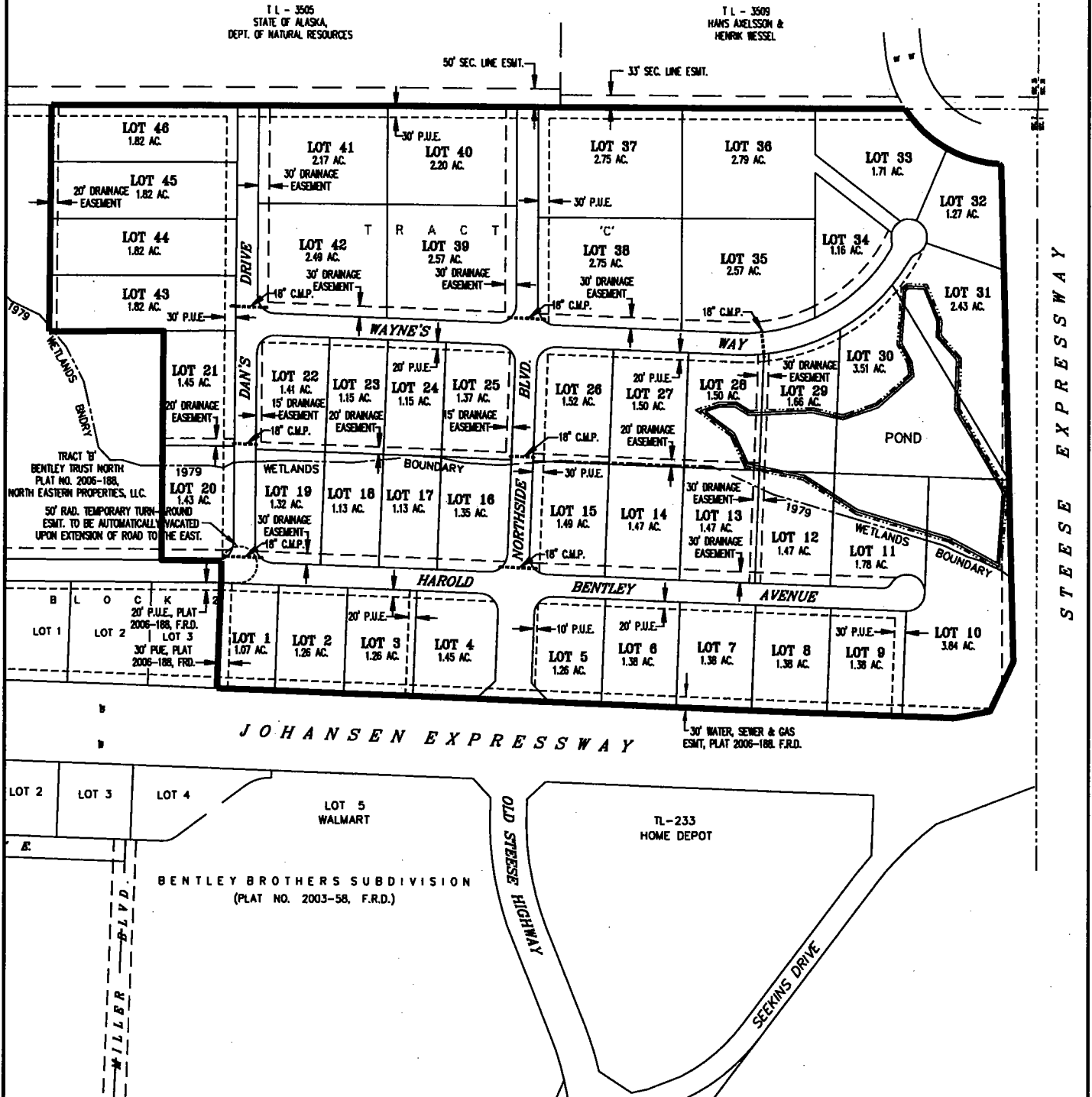
*POA - 2004-1127-4, Isabella Crk
North Side Business Park
04-23-2007*



<p>VICINITY MAP PURPOSE: 89.81 ACRE SUBDIVISION FOR COMMERCIAL DEVELOPMENT INCLUDING CONSTRUCTION OF BUILDING SITES AND ACCESS ROADS DATUM: SEA LEVEL (NGVD 1929) SCALE: 1" = 1000'</p>	<p>NORTH SIDE INVESTMENTS, LLC. P.O. BOX 58144 FAIRBANKS, AK. 99711 (907) 488-1239</p> <p>PREPARED BY: STUTZMANN ENGINEERING ASSOCIATES, INC. J.F.W.</p>	<p><i>POA-2004-1127-4, Isabella Crk</i> NORTHSIDE BUSINESS PARK THE REPLAT OF TRACT C, BENTLEY TRUST NORTH SUBD. PLAT NO. 2006-188, WITHIN SEC. 2, T. 1 N., R. 2 W., FAIRBANKS MERIDAIN, ALASKA, SHEET 1 OF 5 DATE: 04-23-07</p>
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PLAN VIEW

SCALE: 1"=400'



PLAN VIEW

PURPOSE: 89.81 ACRE SUBDIVISION FOR COMMERCIAL DEVELOPMENT INCLUDING CONSTRUCTION OF BUILDING SITES AND ACCESS ROADS.

DATUM: SEA LEVEL (NGVD 1929)

SCALE: 1" = 400'

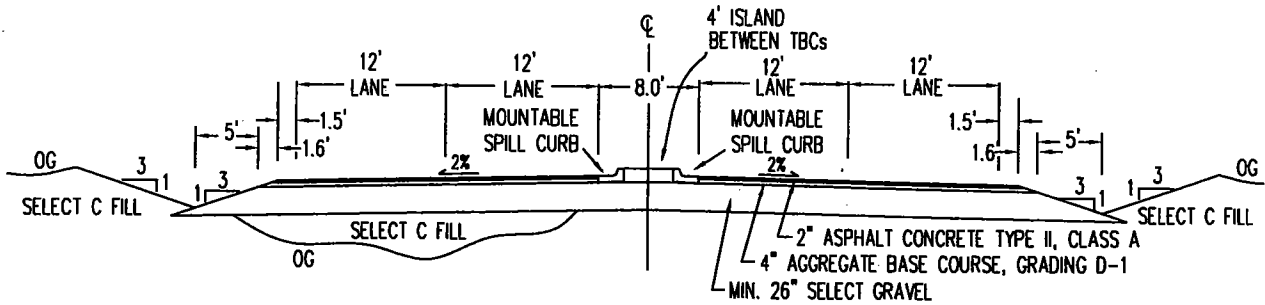
NORTH SIDE INVESTMENTS, LLC.
P.O. BOX 58144
FAIRBANKS, AK. 99711
(907) 488-1239

PREPARED BY: STUTZMANN
ENGINEERING
ASSOCIATES, INC.
J.F.W.

POA-2004-1127-4, ISABELLA C. K.
NORTHSIDE BUSINESS PARK
THE REPLAT OF TRACT C,
BENTLEY TRUST NORTH SUBD.
PLAT NO. 2006-188, WITHIN
SEC. 2, T. 1 N., R. 2 W.,
FAIRBANKS MERIDIAN, ALASKA,
SHEET 2 OF 5 DATE: 04-23-07

ROAD CROSS SECTIONS

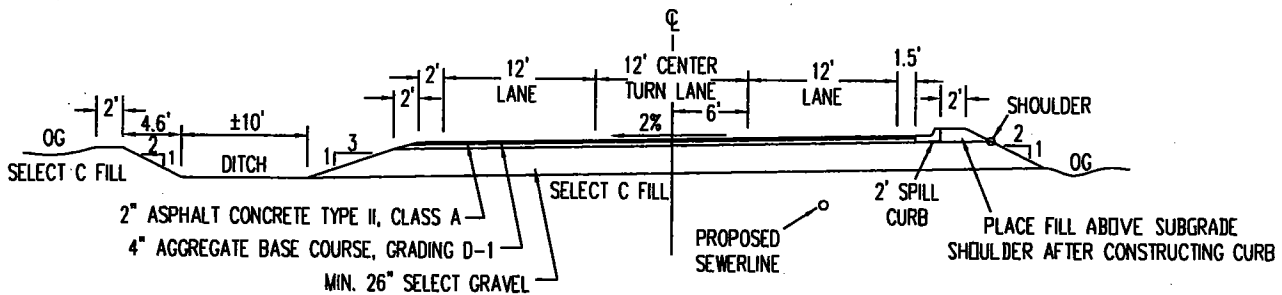
SCALE: 1"=15'



SCALE 1" = 15'

NORTHSIDE BLVD.

(BETWEEN JOHANSEN EXPRESSWAY & HAROLD BENTLEY AVE.)



SCALE 1" = 15'

HAROLD BENTLEY AVENUE (FACING EAST)

WAYNE'S WAY (FACING EAST)

DAN'S DRIVE (FACING SOUTH)

NORTHSIDE BLVD. (FACING NORTH)

ROAD CROSS SECTIONS

PURPOSE: 89.81 ACRE SUBDIVISION FOR COMMERCIAL DEVELOPMENT INCLUDING CONSTRUCTION OF BUILDING SITES AND ACCESS ROADS.

DATUM: SEA LEVEL (NGVD 1929)

SCALE: 1" = 15'

NORTH SIDE INVESTMENTS, LLC.

P.O. BOX 58144

FAIRBANKS, AK. 99711

(907) 488-1239

PREPARED BY:

STUTZMANN

ENGINEERING

ASSOCIATES, INC.

J.F.W.

POA-2004-1127-4, Isabella Ark

NORTHSIDE BUSINESS PARK

THE REPLAT OF TRACT C,

BENTLEY TRUST NORTH SUBD.

PLAT NO. 2006-188, WITHIN

SEC. 2, T. 1 N., R. 2 W.,

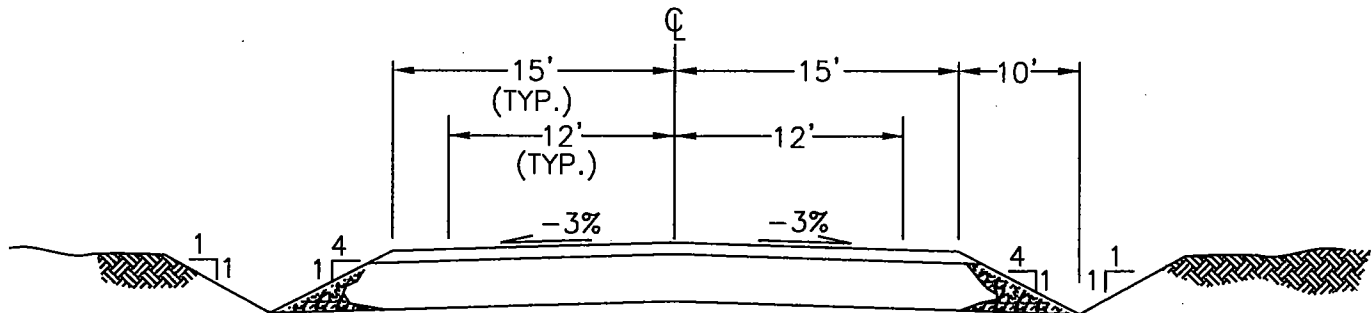
FAIRBANKS MERIDAIN, ALASKA,

SHEET 3 OF 5

DATE: 04-23-07

DRIVEWAY CROSS SECTIONS

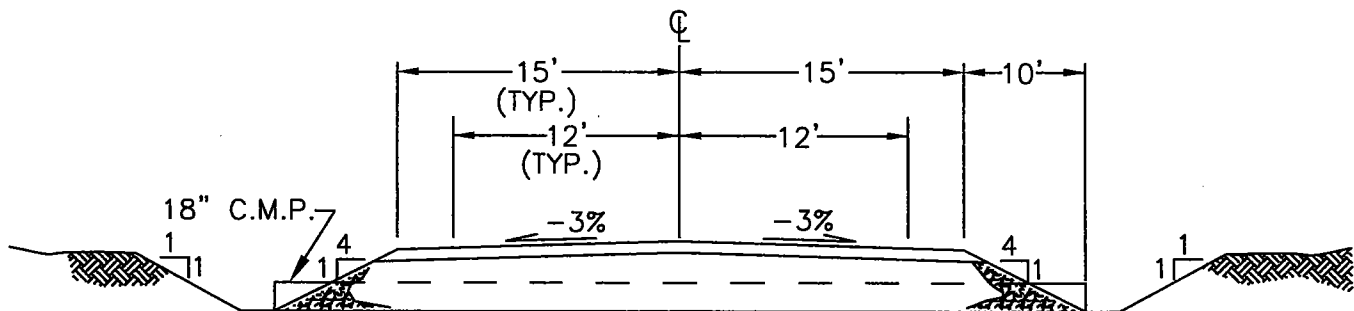
SCALE: 1"=10'



MINIMUM 26" BASE (APPROVED GRAVEL OR ROCK-BORROW TYPE "A")
PLUS 4" SELECT GRAVEL SURFACE (2" AND MINUS)

TYPICAL DRIVEWAY CROSS SECTION

SCALE: 1"=10'



MINIMUM 26" BASE (APPROVED GRAVEL OR ROCK-BORROW TYPE "A")
PLUS 4" SELECT GRAVEL SURFACE (2" AND MINUS)

TYPICAL DRIVEWAY W/ CULVERT CROSS SECTION

SCALE: 1"=10'

ROAD CROSS SECTIONS

PURPOSE: 89.81 ACRE SUBDIVISION FOR
COMMERCIAL DEVELOPMENT INCLUDING
CONSTRUCTION OF BUILDING SITES AND
ACCESS ROADS.

DATUM: SEA LEVEL (NGVD 1929)

SCALE: 1" = 10'

NORTH SIDE INVESTMENTS, LLC.
P.O. BOX 58144
FAIRBANKS, AK. 99711
(907) 488-1239

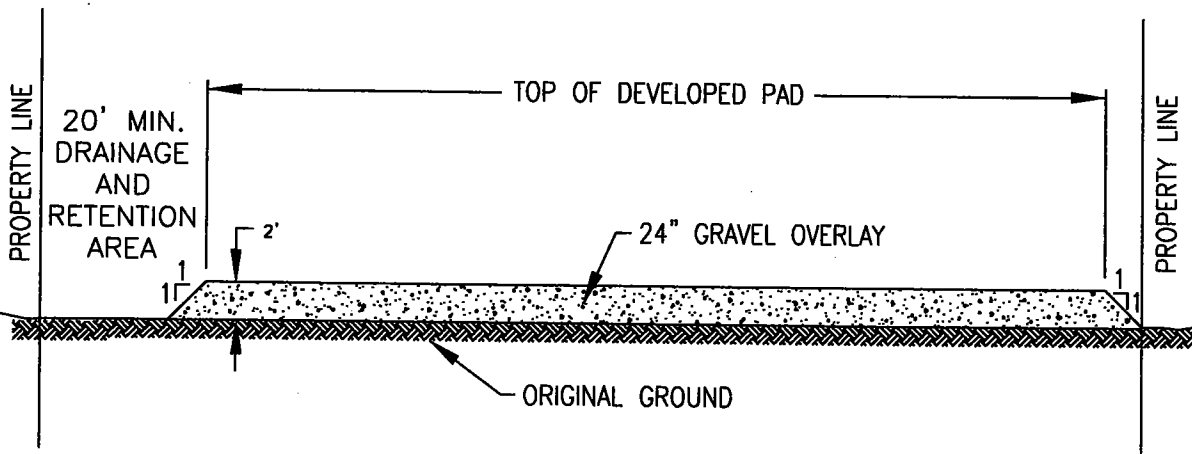
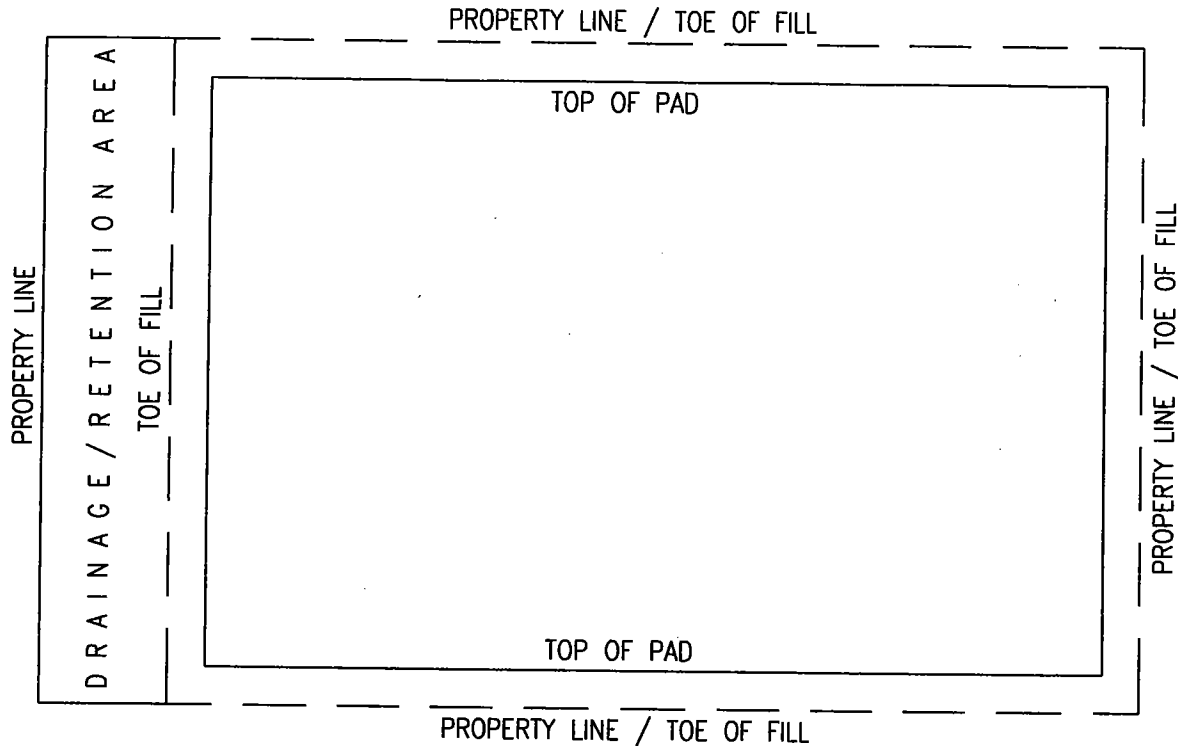
PREPARED BY: **STUTZMANN**
ENGINEERING
J.F.W. **ASSOCIATES, INC.**

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NORTHSIDE BUSINESS PARK
THE REPLAT OF TRACT C,
BENTLEY TRUST NORTH SUBD.
PLAT NO. 2006-188, WITHIN
SEC. 2, T. 1 N., R. 2 W.,
FAIRBANKS MERIDAIN, ALASKA,
SHEET 4 OF 5 DATE: 04-23-07

TYPICAL SITE DEVELOPMENT

SCALE: 1"=60'



ROAD CROSS SECTIONS

PURPOSE: 89.81 ACRE SUBDIVISION FOR COMMERCIAL DEVELOPMENT INCLUDING CONSTRUCTION OF BUILDING SITES AND ACCESS ROADS.

DATUM: SEA LEVEL (NGVD 1929)

SCALE: 1" = 60'

NORTH SIDE INVESTMENTS, LLC.
P.O. BOX 58144
FAIRBANKS, AK. 99711
(907) 488-1239

PREPARED BY: STUTZMANN
ENGINEERING
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POA-2004-1127-4, Isabella Crp
NORTHSIDE BUSINESS PARK
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